

# Mono County Community Development Department

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## 2007 CALIFORNIA BUILDING CODE CHAPTER 7A WILDLAND-URBAN INTERFACE **FIRE-RESISTIVE CONSTRUCTION REQUIREMENTS**

**APPLIES TO: ALL NEW BUILDINGS PERMITTED IN MONO COUNTY.**

**RE: EFFECTIVE DATE - JANUARY 1, 2008.**

For permits applied for after January 1, 2008, all new buildings including:

- ◆ Commercial,
- ◆ One and two family dwellings, and;
- ◆ Detached ancillary buildings

Must comply with the new 2007 California Building Code Chapter 7A standards. These new construction requirements are covered in this handout and must be included in the design of the proposed structure.

- ◆ Additions and remodels are exempt from these requirements but are required to meet the Class "A" roofing requirements and defensible space provisions per California Public Resource Code 4291.
- ◆ Rebuilding or remodeling existing buildings when the scope of work includes replacement of the roof covering, exterior siding, windows, and doors shall be considered "new buildings" and be required to comply with the provisions of Chapter 7A.

**1. BUILDING PERMIT APPLICATIONS** - New buildings located in Mono County Building Division jurisdiction shall comply with the following sections:

- **ROOFING** - Roofs shall comply with the requirements of Chapter 7A and Chapter 15. Roofs shall have a roofing assembly installed in accordance with its listing and the manufacture's installation instructions.
  - **Roof coverings:** Where the roof profile allows a space between the roof covering and roof decking, the spaces shall be constructed to prevent the intrusion of flames and ember, be fire stopped with approved materials or have one layer of No. 72 ASTM cap sheet installed over the combustible decking.
  - **Roof Valleys:** When provided, valley flashings shall be not less than 0.019-inch (No. 26 galvanized sheet gage) corrosion-resistant metal installed over a minimum 36" wide underlayment consisting of one layer of No. 72 ASTM cap sheet running the full length of the valley.
  - **Roof Gutters:** Roof gutters shall be provided with the means to prevent the accumulation of leaves and debris in the gutter.
- **ATTIC VENTILATION**
  - **Eave or cornice vents:** Vents shall not be installed in eaves and cornices.
  - **Eave protection:** Eaves and soffits shall meet the requirements of SFM 12-7A-3 or shall be protected by ignition-resistant materials or noncombustible construction on the exposed underside.

## **BUILDING PERMIT APPLICATIONS (continued)**

### **➤ EXTERIOR WALLS**

- **Exterior walls** shall be:
  - Approved noncombustible or
  - Ignition-resistant material,
  - Heavy timber, or
  - Log wall construction or
  - Shall provide protection from the intrusion of flames and embers in accordance with standard SFM 127A-1.
- **Exterior wall coverings** shall
  - Extend from the top of the foundation to the roof, and
  - Terminate at 2" nominal solid wood blocking between rafters at all roof overhangs, or
  - In the case of enclosed eaves, terminate at the enclosure.
- **Exterior wall vents:** Vent openings in exterior walls shall resist the intrusion of flame and embers into the structure or vents shall be screened with a corrosion-resistant, noncombustible wire mesh with ¼" openings or its equivalent.
- **Exterior glazing and window walls:** Exterior windows, window walls, glazed doors, and glazed openings within exterior doors shall be insulating-glass units with a minimum of one tempered pane, or glass block units, or have a fire-resistive rating of not less than 20 minutes, when tested according to ASTM E 2010.
- **Exterior door assemblies** shall:
  - Conform to the performance requirements of standard SFM 12-7A-1 or
  - Shall be approved noncombustible construction, or
  - Solid core wood having stiles and rails not less than 1-3/8" thick, or
  - Shall have a fire-resistance rating of not less than 20-minutes when tested according to ASTM E 2074.

**Exception:** Noncombustible or exterior fire-retardant treated wood vehicle access doors are not required to comply with this chapter.

### **➤ DECKING FLOORS AND UNDERFLOOR PROTECTION**

- Decking surfaces: Decking, surfaces, stairtreads, risers a, and landings of decks, porches, and balconies where any portion of such surface is within 10' of the primary structure shall comply with one of the following:
  - Shall be constructed of ignition-resistant materials and pass the performance requirements of SFM 12-7A-4.
  - Shall be constructed with heavy timber, exterior fire-retardant-treated wood or approved noncombustible materials.
- The use of paints, coatings, stains, or other surface treatments are not an approved method of protection as required in this chapter.

### **➤ UNDERFLOOR AND APPENDAGES PROTECTION**

- Underside of appendages and floor projections: The underside of cantilevered and overhanging appendages and floor projections shall maintain the ignition-resistant integrity of exterior walls, or the projection shall be enclosed to the grade.
- Unenclosed underfloor protection: buildings shall have all underfloor areas enclosed to the grade the same as exterior wall requirements.

**Exception:** The complete enclosure of under floor areas may be omitted where the underside of all exposed floors, exposed structural columns, beams and supporting walls are protected as required with exterior ignition-resistant material construction or be heavy timber.

## **BUILDING PERMIT APPLICATIONS (continued)**

### **> DEFENSIBLE SPACE**

- Prior to building permit final approval the property shall be in compliance with the vegetation clearance requirements prescribed in California Public Resources Code 4291 California Government Code Section 51182.
- See the Mono County Building Division handout detailing how to provide defensible space zones which include:
  - Firebreak within 30' and 100' of each building or structure,
  - Dead and dying woody surface fuels shall be removed,
  - Down logs or stumps,
  - Fuels separation, and
  - Defensible space with continuous tree canopy.